HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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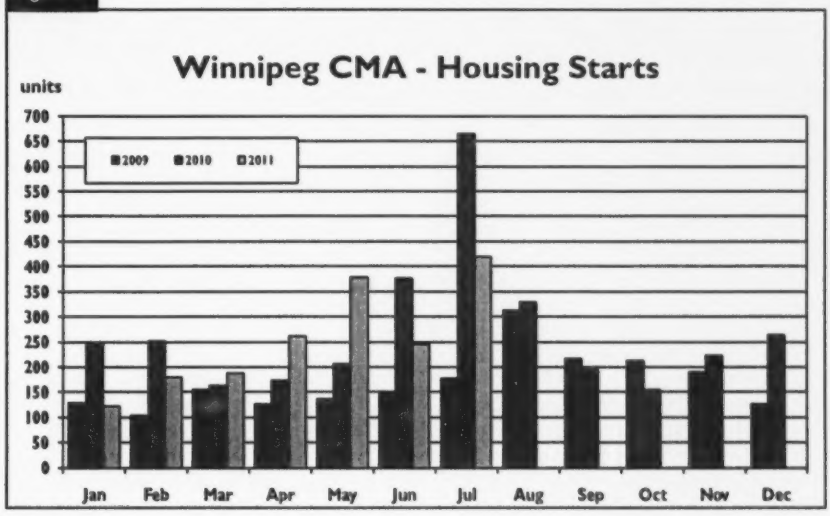
New Home Market

Winnipeg housing starts slow in July

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 419 units in July, down 37 per cent from 664 in July 2010. The decrease was felt predominantly in the multiple-family sector. After seven months of activity, total starts for 2011 numbered 1,794 units, 14 per cent less than the 2,083 units recorded during the same period in 2010.

The Winnipeg CMA recorded 196 single-detached starts in July, 5.3 per cent fewer than the 207 units started in July 2010. This was, nonetheless, an impressive performance as builders were already busy with eight per cent more units under construction this July than during the same time last year. In addition, workers were challenged by several days of extreme

Figure 1



Source: CMHC

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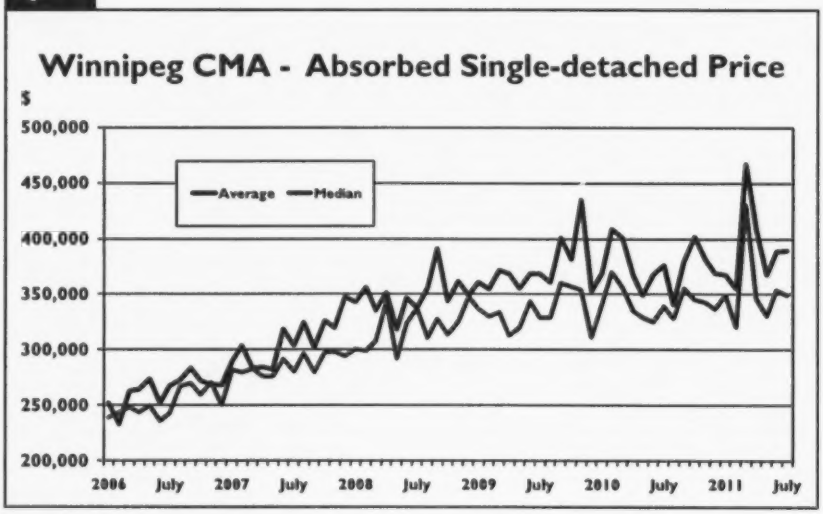
Figure 2



Source: CMHC

heat, contributing to July's slower pace of construction. Year-to-date, single-detached starts numbered 1,080 units, 1.5 per cent fewer homes than were started during the same period one year earlier. In spite of the year-over-year reduction, the current pace of activity represents the second best year-to-date total for single-detached starts since 1991.

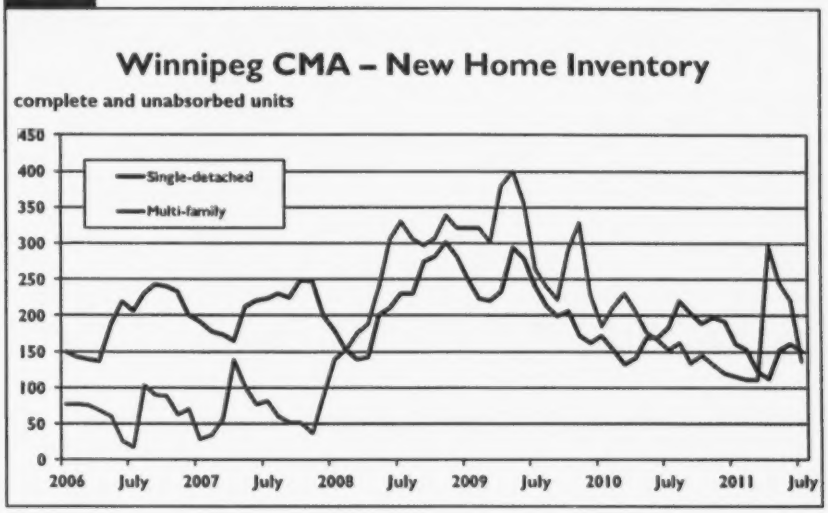
Across the CMA, single-detached completions in July numbered 186 units, 2.8 per cent more than in July of 2010. This brings the year-to-date total number of completions to 903, up 4.4 per cent from the corresponding period in 2010. There were 196 single-detached homes absorbed in July, an increase of 17 per cent in comparison to July of last year. Year-to-date, single-detached absorptions numbered 944 units, 12 per cent more than during the corresponding period last year. As a result, the inventory of completed and unoccupied single-detached homes at the end of July was 17 per cent lower than where it stood one year earlier. However, with a higher number of single-detached homes under construction, the total supply at the end of July stood at 1,190 units, 3.8 per cent more than at the end of July 2010. At the current six-month average rate of absorption, this represents eight months of supply.

The average price of a new single-detached home absorbed in July in the Winnipeg CMA was $389,303, 3.6 per cent higher than in July of 2010. This brings the year-to-date average price to $385,933, up four per cent from the prior year. Meanwhile, the median price of all absorbed single-detached homes in July was $349,537, 3.6 per cent greater than it was during the corresponding period of last year. The $275,000 to $324,999 price range maintained the greatest market share to-date at 28 per cent, almost identical to last year.

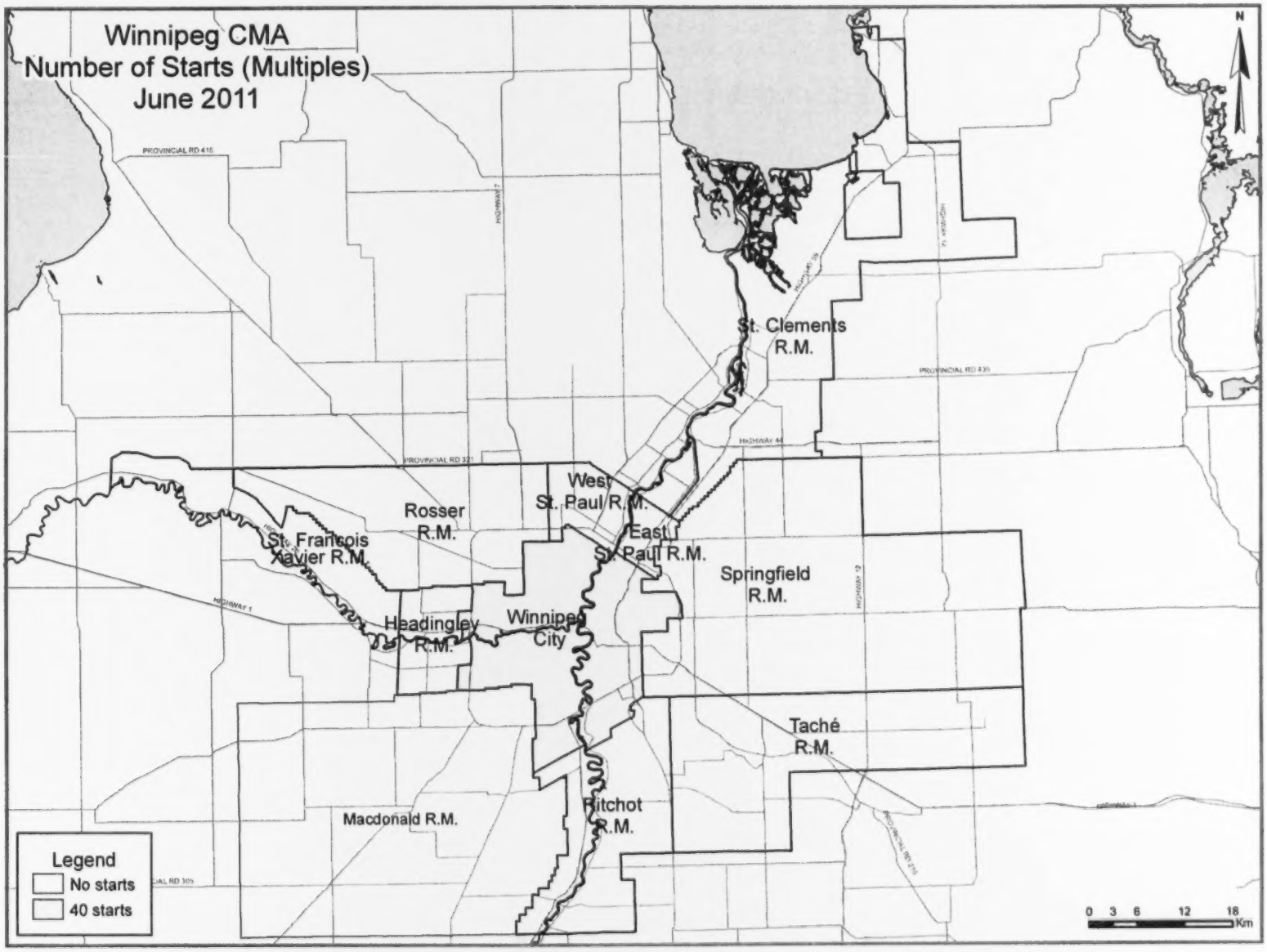
The multi-family sector, which includes semi-detached units, rows, and apartments, saw 223 units break ground in July, less than half the 457 units started one year earlier. Last year's figure, however, represented the best monthly performance for multi-family starts since 1987 and proved difficult to surpass. As a result of this slower performance, a total of 714 multiple-family units have been started year-to-date, 28 per cent fewer than the 987 units started a year earlier. While less than last year's corresponding tally, the year-to-date total is still the third highest out of the last 23 years. So far this year, rental starts continue to dominate activity with 66 per cent of all multi-family starts intended for that market.

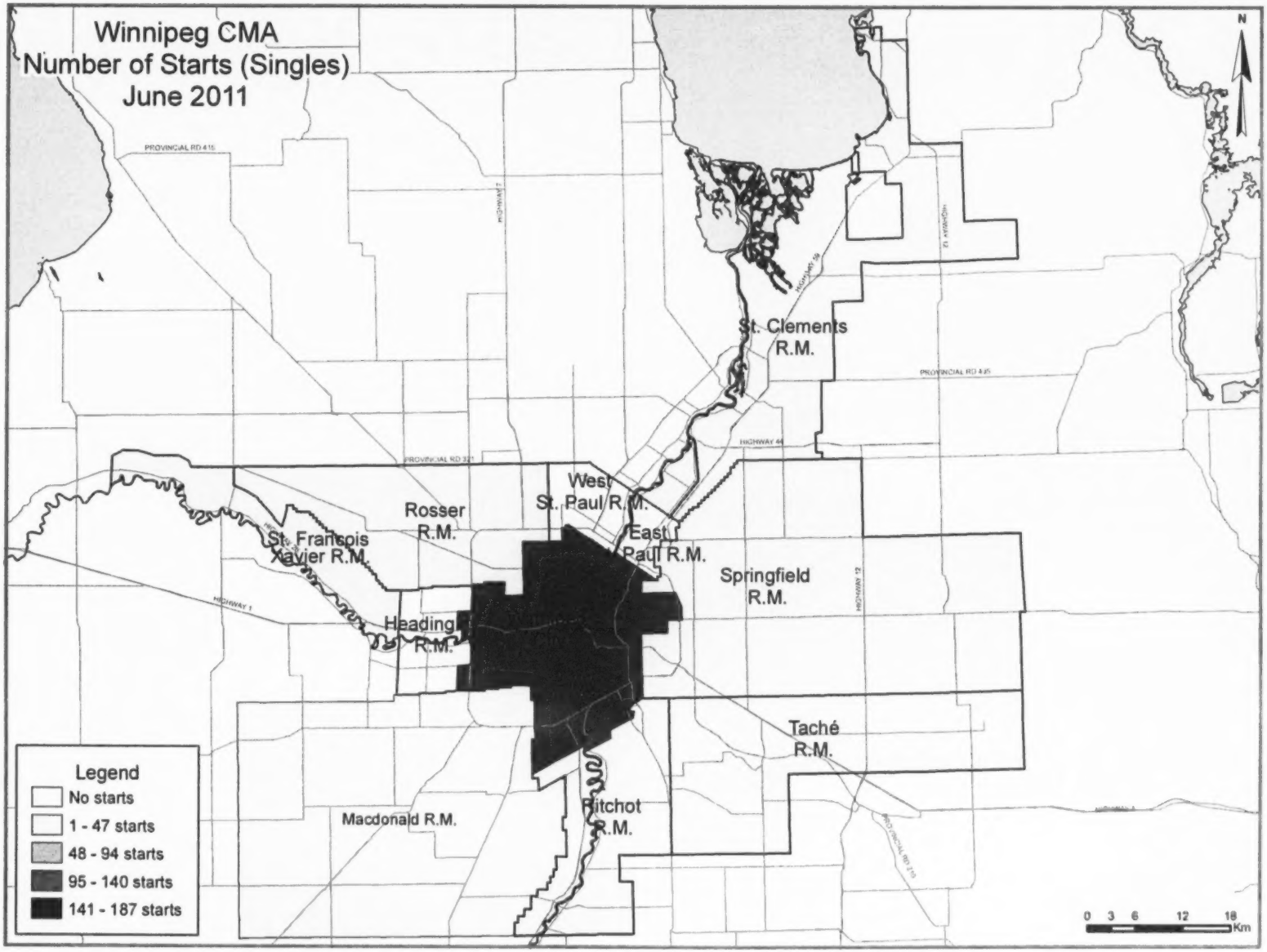
Meanwhile, there were 26 multi-family units completed during the month of July, bringing the total number of units completed during the first seven months of the year to 538 units, 81 per cent more than corresponding levels 2010. There were 111 multi-family units absorbed in July 2011, substantially more than the 18 units absorbed in July 2010. This brings the total number of units absorbed year-to-date to 519 units, 39 per cent more than the number of units absorbed over the corresponding period last year. As a result, the inventory of multi-family units completed and not absorbed in July declined to 137 units, 10 per cent lower than in July 2010. Total supply however, which includes units under construction, stood at 1,594 units at the end of July, 14 per cent higher than the previous year.

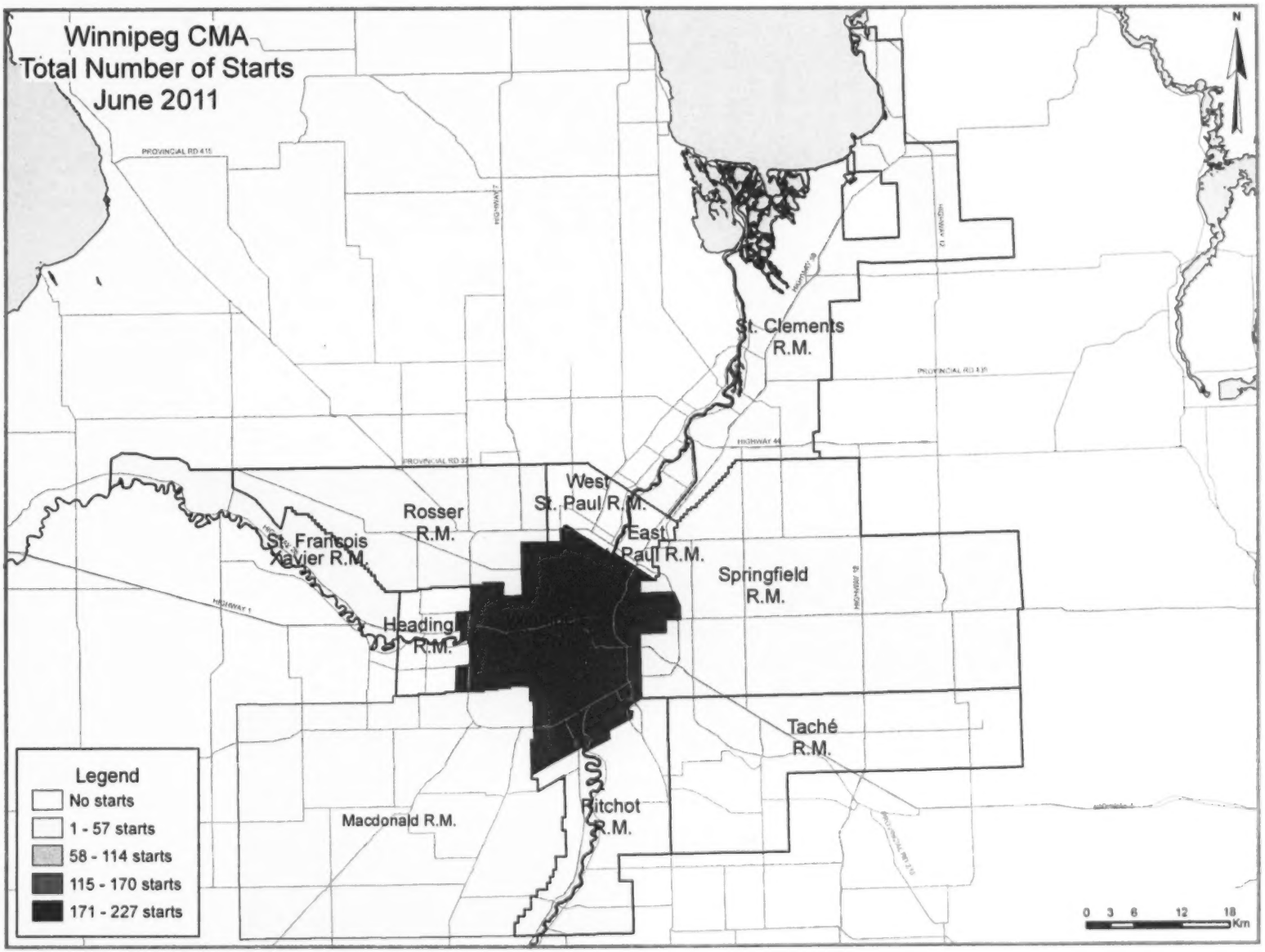
Figure 3

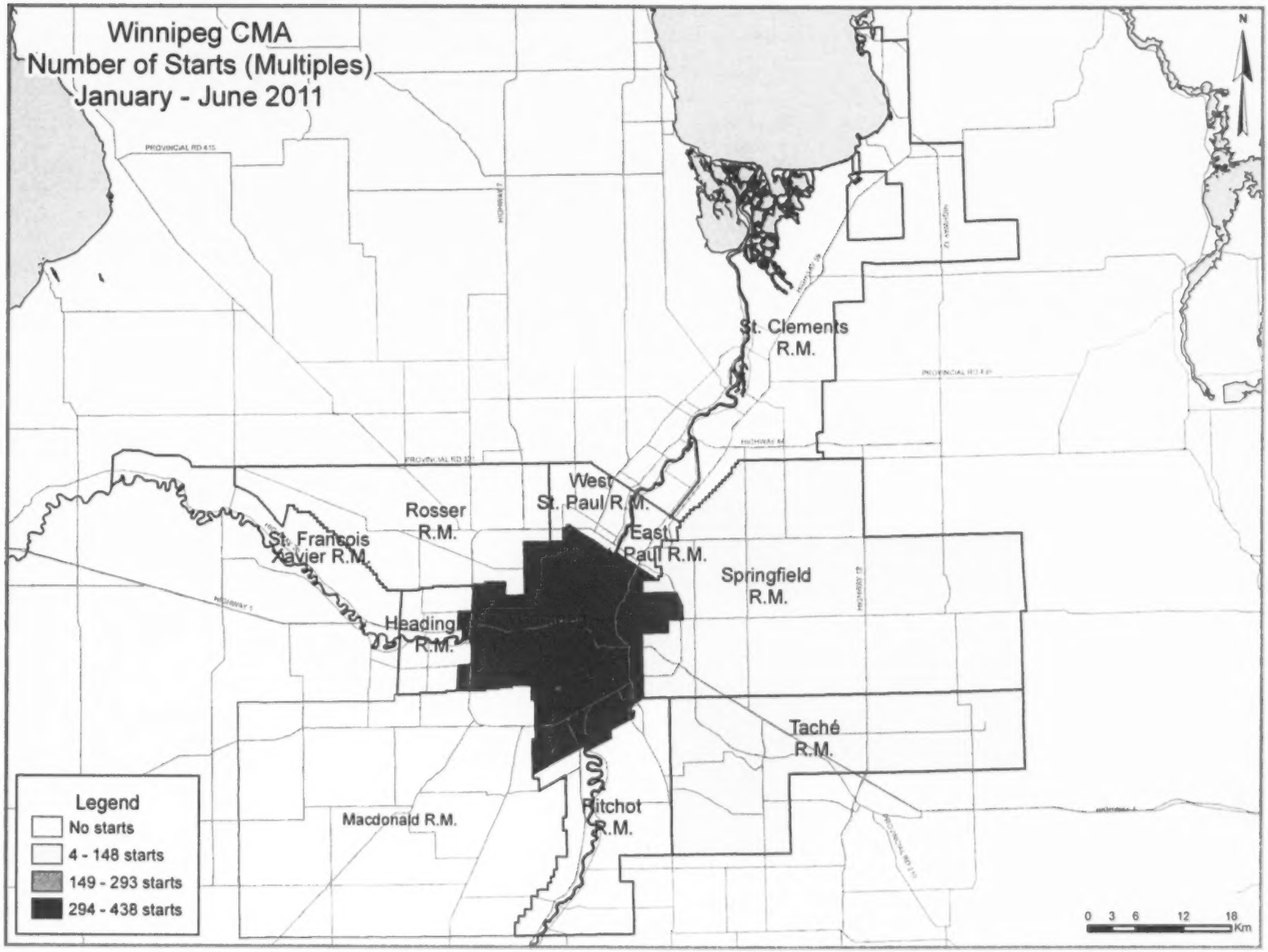


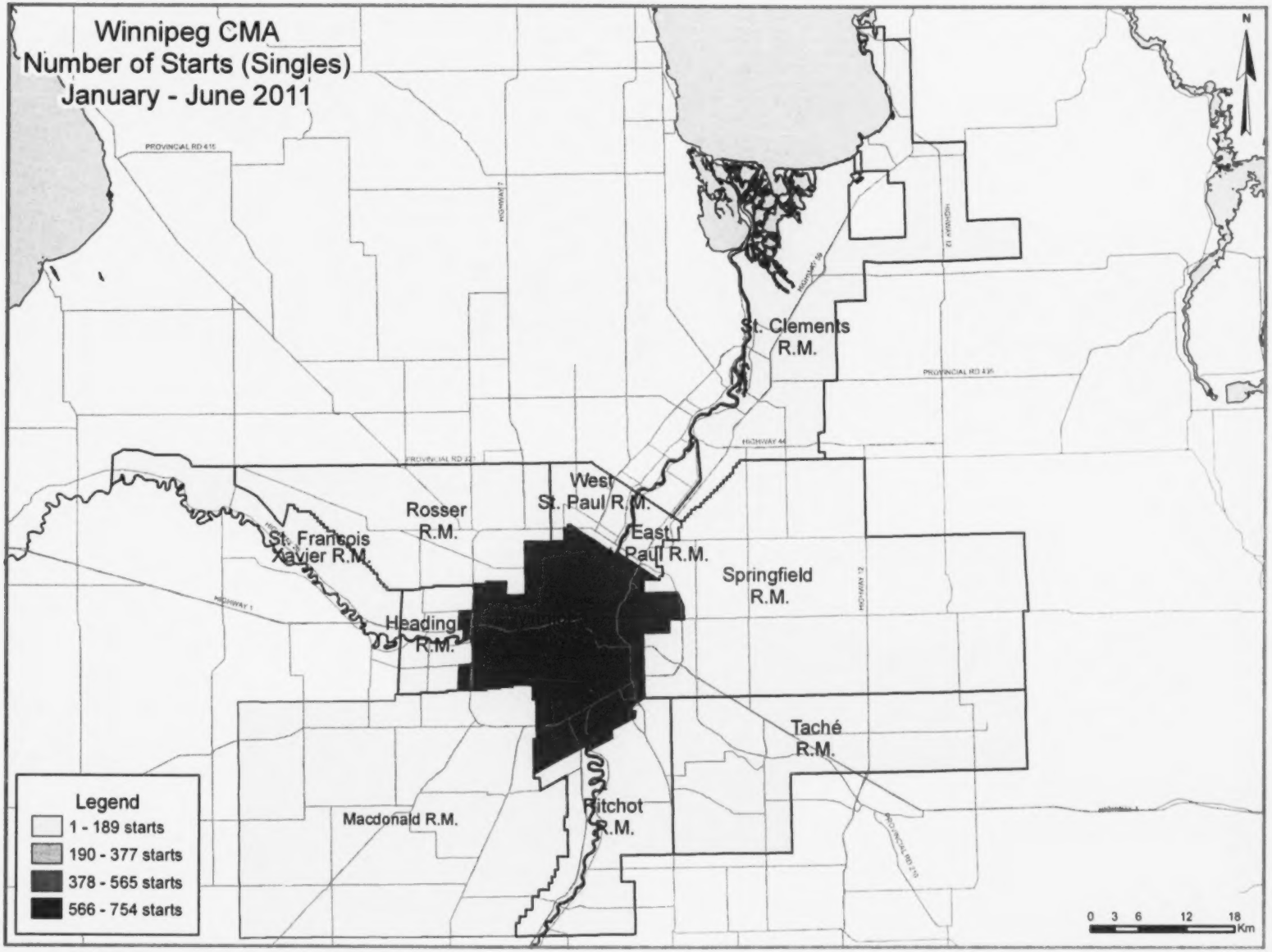
Source: CMHC

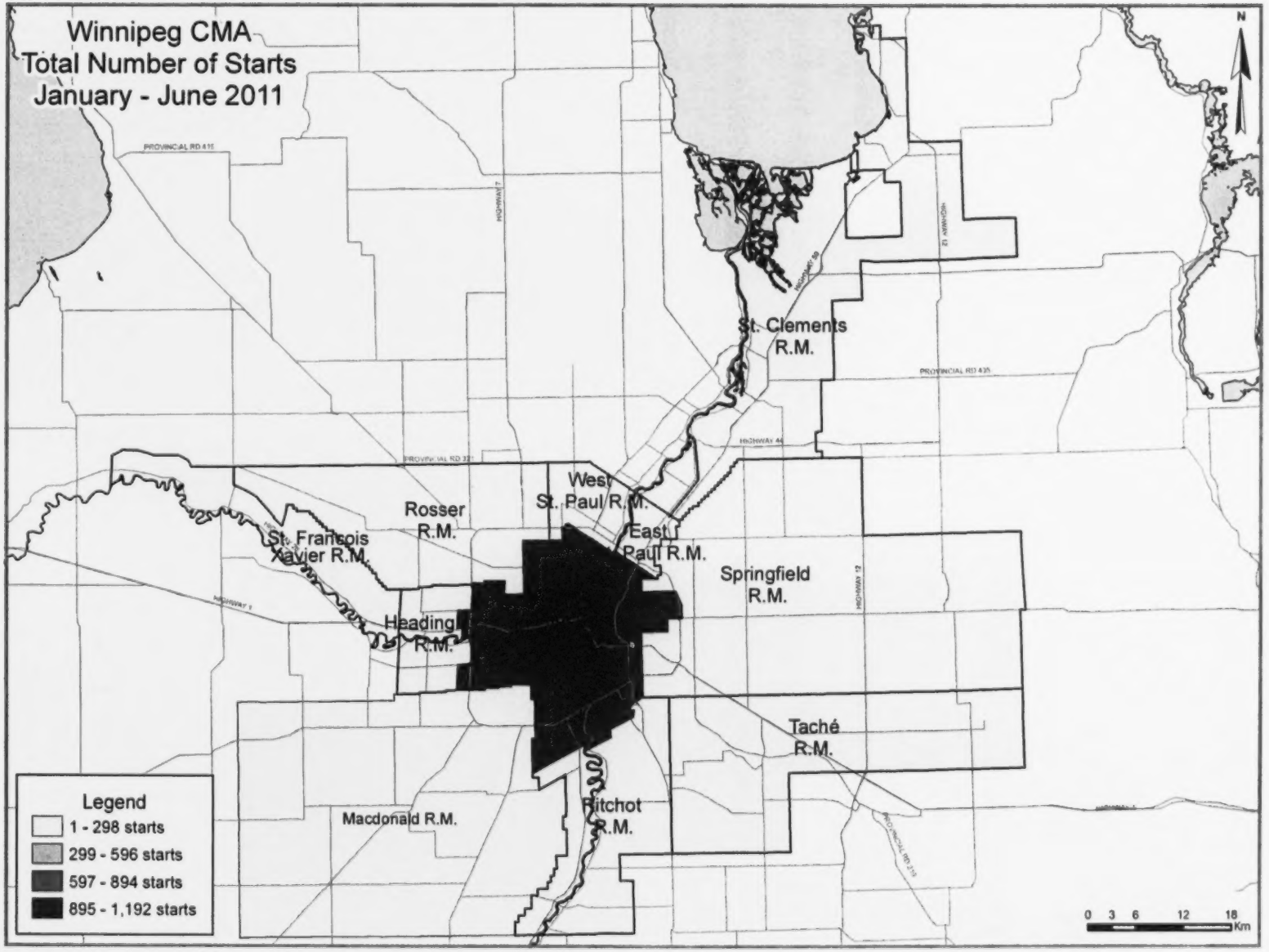

Winnipeg CMA
Number of Starts (Multiples)
June 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
40 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
June 2011
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Heading R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
1 - 47 starts
48 - 94 starts
95 - 140 starts
141 - 187 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
June 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
1 - 57 starts
58 - 114 starts
115 - 170 starts
171 - 227 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - June 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
4 - 148 starts
149 - 293 starts
294 - 438 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - June 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Heading R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 189 starts
190 - 377 starts
378 - 565 starts
566 - 754 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - June 2011
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Heading R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 298 starts
299 - 596 starts
597 - 894 starts
895 - 1,192 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2011	196	2	0	0	6	16	66	133	419
July 2010	207	12	0	0	51	74	3	317	664
% Change	-5.3	-83.3	n/a	n/a	-88.2	-78.4	**	-58.0	-36.9
Year-to-date 2011	1,069	32	4	11	68	140	107	363	1,794
Year-to-date 2010	1,089	20	0	7	124	184	3	656	2,083
% Change	-1.8	60.0	n/a	57.1	-45.2	-23.9	**	-44.7	-13.9
UNDER CONSTRUCTION									
July 2011	1,026	30	4	13	80	393	132	818	2,496
July 2010	959	20	0	4	156	249	8	815	2,211
% Change	7.0	50.0	n/a	**	-48.7	57.8	**	0.4	12.9
COMPLETIONS									
July 2011	186	2	0	0	0	24	0	0	212
July 2010	178	4	0	3	0	0	0	0	185
% Change	4.5	-50.0	n/a	-100.0	n/a	n/a	n/a	n/a	14.6
Year-to-date 2011	889	12	0	14	75	85	0	366	1,441
Year-to-date 2010	856	10	0	9	30	159	3	95	1,162
% Change	3.9	20.0	n/a	55.6	150.0	-46.5	-100.0	**	24.0
COMPLETED & NOT ABSORBED									
July 2011	141	6	0	10	13	48	0	70	288
July 2010	174	6	0	9	7	133	3	3	335
% Change	-19.0	0.0	n/a	11.1	85.7	-63.9	-100.0	**	-14.0
ABSORBED									
July 2011	195	2	0	1	2	33	0	74	307
July 2010	166	2	0	2	0	15	0	1	186
% Change	17.5	0.0	n/a	-50.0	n/a	120.0	n/a	**	65.1
Year-to-date 2011	934	7	0	10	78	137	0	297	1,463
Year-to-date 2010	831	8	4	11	39	172	0	151	1,216
% Change	12.4	-12.5	-100.0	-9.1	100.0	-20.3	n/a	96.7	20.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
July 2011	155	2	0	0	6	16	66	133	378
July 2010	139	6	0	0	33	74	0	317	569
East St. Paul R.M.									
July 2011	1	0	0	0	0	0	0	0	1
July 2010	4	0	0	0	0	0	0	0	4
Headingley R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
July 2011	6	0	0	0	0	0	0	0	6
July 2010	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
July 2011	8	0	0	0	0	0	0	0	8
July 2010	6	2	0	0	0	0	0	0	8
Rosser R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	3	0	0	0	0	0	0	0	3
St. Clements R.M.									
July 2011	9	0	0	0	0	0	0	0	9
July 2010	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2011	4	0	0	0	0	0	0	0	4
July 2010	18	4	0	0	0	0	0	0	22
Tache R.M.									
July 2011	7	0	0	0	0	0	0	0	7
July 2010	7	0	0	0	18	0	3	0	28
West St. Paul R.M.									
July 2011	6	0	0	0	0	0	0	0	6
July 2010	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
July 2011	196	2	0	0	6	16	66	133	419
July 2010	207	12	0	0	51	74	3	317	664

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2011	819	30	4	2	80	381	109	794	2,219
July 2010	727	12	0	1	138	249	5	815	1,947
East St. Paul R.M.									
July 2011	9	0	0	7	0	0	0	0	16
July 2010	14	0	0	2	0	0	0	0	16
Headingley R.M.									
July 2011	2	0	0	0	0	0	0	0	2
July 2010	10	0	0	1	0	0	0	0	11
MacDonald R.M.									
July 2011	17	0	0	0	0	0	0	0	17
July 2010	29	0	0	0	0	0	0	0	29
Ritchot R.M.									
July 2011	31	0	0	0	0	0	0	0	31
July 2010	17	4	0	0	0	0	0	0	21
Rosser R.M.									
July 2011	1	0	0	0	0	0	0	0	1
July 2010	3	0	0	0	0	0	0	0	3
St. Clements R.M.									
July 2011	47	0	0	0	0	0	0	0	47
July 2010	46	0	0	0	0	0	0	0	46
St. Francois Xavier R.M.									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	3	0	0	0	0	0	0	0	3
Springfield R.M.									
July 2011	46	0	0	4	0	0	0	0	50
July 2010	52	4	0	0	0	0	0	0	56
Tache R.M.									
July 2011	32	0	0	0	0	12	23	24	91
July 2010	35	0	0	0	18	0	3	0	56
West St. Paul R.M.									
July 2011	19	0	0	0	0	0	0	0	19
July 2010	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
July 2011	1,026	30	4	13	80	393	132	818	2,496
July 2010	959	20	0	4	156	249	8	815	2,211

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2011	154	0	0	0	0	24	0	0	178
July 2010	146	4	0	1	0	0	0	0	151
East St. Paul R.M.									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	2	0	0	1	0	0	0	0	3
Headingley R.M.									
July 2011	1	0	0	0	0	0	0	0	1
July 2010	1	0	0	1	0	0	0	0	2
Macdonald R.M.									
July 2011	4	0	0	0	0	0	0	0	4
July 2010	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
July 2011	2	0	0	0	0	0	0	0	2
July 2010	2	0	0	0	0	0	0	0	2
Rosser R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2011	9	0	0	0	0	0	0	0	9
July 2010	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2011	8	2	0	0	0	0	0	0	10
July 2010	9	0	0	0	0	0	0	0	9
Tache R.M.									
July 2011	5	0	0	0	0	0	0	0	5
July 2010	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
July 2011	186	2	0	0	0	24	0	0	212
July 2010	178	4	0	3	0	0	0	0	185

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2011	129	0	0	1	12	45	0	70	257
July 2010	154	4	0	1	6	129	0	3	297
East St. Paul R.M.									
July 2011	1	0	0	3	0	0	0	0	4
July 2010	1	0	0	5	0	0	0	0	6
Headingley R.M.									
July 2011	0	0	0	1	0	0	0	0	1
July 2010	2	0	0	2	0	0	0	0	4
MacDonald R.M.									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
July 2011	0	2	0	0	0	0	0	0	2
July 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2011	1	0	0	0	0	3	0	0	4
July 2010	2	0	0	0	0	4	0	0	6
St. Francois Xavier R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2011	5	4	0	5	0	0	0	0	14
July 2010	3	2	0	1	0	0	0	0	6
Tache R.M.									
July 2011	2	0	0	0	1	0	0	0	3
July 2010	0	0	0	0	1	0	3	0	4
West St. Paul R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
July 2011	141	6	0	10	13	48	0	70	288
July 2010	174	6	0	9	7	133	3	3	335

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2011	161	0	0	0	2	33	0	74	270
July 2010	140	2	0	1	0	14	0	1	158
East St. Paul R.M.									
July 2011	2	0	0	0	0	0	0	0	2
July 2010	2	0	0	0	0	0	0	0	2
Headingley R.M.									
July 2011	1	0	0	0	0	0	0	0	1
July 2010	0	0	0	1	0	0	0	0	1
MacDonald R.M.									
July 2011	4	0	0	0	0	0	0	0	4
July 2010	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
July 2011	3	0	0	0	0	0	0	0	3
July 2010	3	0	0	0	0	0	0	0	3
Rosser R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2011	9	0	0	0	0	0	0	0	9
July 2010	2	0	0	0	0	1	0	0	3
St. Francois Xavier R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2011	11	2	0	1	0	0	0	0	14
July 2010	10	0	0	0	0	0	0	0	10
Tache R.M.									
July 2011	4	0	0	0	0	0	0	0	4
July 2010	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
July 2011	0	0	0	0	0	0	0	0	0
July 2010	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
July 2011	195	2	0	1	2	33	0	74	307
July 2010	166	2	0	2	0	15	0	1	186

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Winnipeg City	155	139	4	6	70	33	149	391	378	569	-33.6
East St. Paul R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	6	11	0	0	0	0	0	0	6	11	-45.5
Ritchot R.M.	8	6	0	2	0	0	0	0	8	8	0.0
Rosser R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
St. Clements R.M.	9	11	0	0	0	0	0	0	9	11	-18.2
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	4	18	0	4	0	0	0	0	4	22	-81.8
Tache R.M.	7	7	0	0	0	21	0	0	7	28	-75.0
West St. Paul R.M.	6	5	0	0	0	0	0	0	6	5	20.0
Winnipeg CMA	196	207	4	12	70	54	149	391	419	664	-36.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	909	884	30	16	164	100	467	840	1,570	1,840	-14.7
East St. Paul R.M.	11	19	0	0	0	0	0	0	11	19	-42.1
Headingley R.M.	1	12	0	0	0	0	0	0	1	12	-91.7
MacDonald R.M.	19	32	0	0	0	0	0	0	19	32	-40.6
Ritchot R.M.	31	20	0	4	0	0	0	0	31	24	29.2
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	32	31	0	0	0	0	0	0	32	31	3.2
St. Francois Xavier R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Springfield R.M.	42	47	4	6	0	0	0	0	46	53	-13.2
Tache R.M.	24	27	0	0	13	21	36	0	73	48	52.1
West St. Paul R.M.	8	20	0	0	0	0	0	0	8	20	-60.0
Winnipeg CMA	1,080	1,096	34	26	177	121	503	840	1,794	2,083	-13.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Winnipeg City	4	33	66	0	16	74	133	317
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	18	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	4	51	66	3	16	74	133	317

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	70	100	94	0	128	184	339	656
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	18	13	3	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	70	118	107	3	140	184	363	656

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Winnipeg City	157	145	22	107	199	317	378	569
East St. Paul R.M.	1	4	0	0	0	0	1	4
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	6	11	0	0	0	0	6	11
Ritchot R.M.	8	8	0	0	0	0	8	8
Rosser R.M.	0	3	0	0	0	0	0	3
St. Clements R.M.	9	11	0	0	0	0	9	11
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	4	22	0	0	0	0	4	22
Tache R.M.	7	7	0	18	0	3	7	28
West St. Paul R.M.	6	5	0	0	0	0	6	5
Winnipeg CMA	198	219	22	125	199	320	419	664

Table 2.5: Starts by Submarket and by Intended Market January - July 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	939	892	198	292	433	656	1,570	1,840
East St. Paul R.M.	4	16	7	3	0	0	11	19
Headingley R.M.	1	10	0	2	0	0	1	12
MacDonald R.M.	18	32	1	0	0	0	19	32
Ritchot R.M.	31	24	0	0	0	0	31	24
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	32	31	0	0	0	0	32	31
St. Francois Xavier R.M.	2	1	0	0	0	0	2	1
Springfield R.M.	45	53	1	0	0	0	46	53
Tache R.M.	24	27	12	18	37	3	73	48
West St. Paul R.M.	8	20	0	0	0	0	8	20
Winnipeg CMA	1,105	1,109	219	315	470	659	1,794	2,083

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Winnipeg City	154	147	0	4	0	0	24	0	178	151	17.9
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
MacDonald R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Ritchot R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	9	4	0	0	0	0	0	0	9	4	125.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	8	9	2	0	0	0	0	0	10	9	11.1
Tache R.M.	5	2	0	0	0	0	0	0	5	2	150.0
West St. Paul R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
Winnipeg CMA	186	181	2	4	0	0	24	0	212	185	14.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	718	706	10	12	67	22	451	254	1,246	994	25.4
East St. Paul R.M.	15	15	0	0	0	0	0	0	15	15	0.0
Headingley R.M.	5	12	0	0	0	0	0	0	5	12	-58.3
MacDonald R.M.	22	22	0	0	0	0	0	0	22	22	0.0
Ritchot R.M.	14	9	2	2	0	0	0	0	16	11	45.5
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	25	19	0	0	0	0	0	0	25	19	31.6
St. Francois Xavier R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Springfield R.M.	58	42	8	4	0	0	0	0	66	46	43.5
Tache R.M.	37	24	0	0	0	3	0	0	37	27	37.0
West St. Paul R.M.	7	14	0	0	0	0	0	0	7	14	-50.0
Winnipeg CMA	903	865	20	18	67	25	451	254	1,441	1,162	24.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Winnipeg City	0	0	0	0	24	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	0	24	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	67	22	0	0	85	159	366	95
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	67	22	0	3	85	159	366	95

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Winnipeg City	154	150	24	1	0	0	178	151
East St. Paul R.M.	3	2	0	1	0	0	3	3
Headingley R.M.	1	1	0	1	0	0	1	2
MacDonald R.M.	4	6	0	0	0	0	4	6
Ritchot R.M.	2	2	0	0	0	0	2	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	9	4	0	0	0	0	9	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	10	9	0	0	0	0	10	9
Tache R.M.	5	2	0	0	0	0	5	2
West St. Paul R.M.	0	5	0	0	0	0	0	5
Winnipeg CMA	188	182	24	3	0	0	212	185

Table 3.5: Completions by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	717	708	163	191	366	95	1,246	994
East St. Paul R.M.	12	13	3	2	0	0	15	15
Headingley R.M.	4	9	1	3	0	0	5	12
MacDonald R.M.	20	22	2	0	0	0	22	22
Ritchot R.M.	16	11	0	0	0	0	16	11
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	25	19	0	0	0	0	25	19
St. Francois Xavier R.M.	0	2	0	0	0	0	0	2
Springfield R.M.	61	44	5	2	0	0	66	46
Tache R.M.	37	24	0	0	0	3	37	27
West St. Paul R.M.	7	14	0	0	0	0	7	14
Winnipeg CMA	901	866	174	198	366	98	1,441	1,162

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2011	17	11.0	38	24.5	46	29.7	21	13.5	33	21.3	155	348,900	378,999
July 2010	19	13.6	42	30.0	42	30.0	12	8.6	25	17.9	140	335,257	372,055
Year-to-date 2011	71	10.0	212	29.8	180	25.3	86	12.1	163	22.9	712	342,936	380,201
Year-to-date 2010	110	16.7	189	28.7	178	27.1	60	9.1	121	18.4	658	333,789	363,692
East St. Paul R.M.													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	582,425	579,209
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	511,028	555,319
Headingley R.M.													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	28.6	1	14.3	4	57.1	7	--	--
Year-to-date 2010	0	0.0	0	0.0	2	22.2	1	11.1	6	66.7	9	--	--
MacDonald R.M.													
July 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
July 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	7	26.9	6	23.1	6	23.1	0	0.0	7	26.9	26	324,864	364,339
Year-to-date 2010	2	10.5	7	36.8	1	5.3	4	21.1	5	26.3	19	325,000	377,904
Ritchot R.M.													
July 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
July 2010	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	25.0	4	33.3	4	33.3	0	0.0	1	8.3	12	302,400	326,002
Year-to-date 2010	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
Rosser R.M.													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
July 2011	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
July 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	2	25.0	1	12.5	5	62.5	0	0.0	8	--	--
Year-to-date 2010	1	11.1	2	22.2	1	11.1	5	55.6	0	0.0	9	--	--
St. Francois Xavier R.M.													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2011	0	0.0	3	50.0	1	16.7	1	16.7	1	16.7	6	--	--
July 2010	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	--	--
Year-to-date 2011	0	0.0	5	11.6	13	30.2	15	34.9	10	23.3	43	383,759	387,324
Year-to-date 2010	0	0.0	12	40.0	3	10.0	9	30.0	6	20.0	30	361,480	381,533
Tache R.M.													
July 2011	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
July 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	3	18.8	5	31.3	3	18.8	4	25.0	1	6.3	16	329,953	330,511
Year-to-date 2010	4	23.5	3	17.6	4	23.5	2	11.8	4	23.5	17	329,900	370,440
West St. Paul R.M.													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
Year-to-date 2010	0	0.0	0	0.0	1	11.1	3	33.3	5	55.6	9	--	--
Winnipeg CMA													
July 2011	17	9.8	44	25.4	49	28.3	25	14.5	38	22.0	173	349,537	389,303
July 2010	20	12.5	46	28.8	47	29.4	19	11.9	28	17.5	160	339,150	375,861
Year-to-date 2011	84	9.9	234	27.6	213	25.1	112	13.2	204	24.1	847	348,900	385,933
Year-to-date 2010	120	15.6	214	27.8	193	25.0	88	11.4	156	20.2	771	336,700	371,022

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2011

Submarket	July 2011	July 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	378,999	372,055	1.9	380,201	363,692	4.5
East St. Paul R.M.	--	--	n/a	579,209	555,319	4.3
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	364,339	377,904	-3.6
Ritchot R.M.	--	--	n/a	326,002	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	387,324	381,533	1.5
Tache R.M.	--	--	n/a	330,511	370,440	-10.8
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	389,303	375,861	3.6	385,933	371,022	4.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
July 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	457	-8.8	946	848	1,281	73.8	213,134	15.9	226,753
	February	671	8.1	965	1,051	1,345	71.7	215,230	10.6	221,411
	March	1,030	18.5	980	1,558	1,358	72.2	227,167	7.5	220,815
	April	1,242	14.3	1,004	1,958	1,499	67.0	236,574	11.3	226,116
	May	1,342	3.2	959	1,970	1,319	72.7	237,696	13.8	224,444
	June	1,369	-3.3	920	1,670	1,211	76.0	233,568	9.9	228,178
	July	1,127	-13.3	918	1,438	1,288	71.3	225,191	9.2	226,171
	August	955	-11.6	841	1,391	1,282	65.6	222,597	7.3	224,813
	September	1,088	3.7	990	1,472	1,320	75.0	222,599	6.2	229,582
	October	901	-2.5	998	1,149	1,333	74.9	229,467	8.9	234,125
	November	777	-2.0	985	954	1,344	73.3	226,886	12.2	236,030
	December	613	7.9	1,067	516	1,395	76.5	239,182	13.9	243,401
2011	January	525	14.9	1,072	981	1,428	75.1	229,715	7.8	238,866
	February	730	8.8	1,050	1,183	1,461	71.9	228,180	6.0	237,301
	March	1,112	8.0	1,041	1,412	1,298	80.2	241,955	6.5	240,793
	April	1,091	-12.2	970	1,597	1,315	73.8	240,655	1.7	231,704
	May	1,366	1.8	950	2,055	1,320	72.0	248,547	4.6	236,391
	June	1,462	6.8	984	1,736	1,312	75.0	243,976	4.5	238,768
	July	1,179	4.6	1,012	1,532	1,384	73.1	238,258	5.8	240,651
	August									
	September									
	October									
	November									
	December									
	Q2 2010	3,953	3.9		5,598			235,914	11.7	
	Q2 2011	3,919	-0.9		5,388			244,646	3.7	
	YTD 2010	7,238	2.0		10,493			229,644	11.0	
	YTD 2011	7,465	3.1		10,496			240,576	4.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2011

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	114.7	114.1	402	5.7	70.0	733
	February	604	3.60	5.39	116.9	114.4	402	5.8	70.0	734
	March	631	3.60	5.85	117.4	114.5	403	5.7	70.1	732
	April	655	3.80	6.25	117.8	114.6	405	5.6	70.1	731
	May	639	3.70	5.99	118.1	114.8	407	5.7	70.5	733
	June	633	3.60	5.89	118.6	114.6	409	5.8	70.8	743
	July	627	3.50	5.79	118.9	114.5	410	6.0	71.1	753
	August	604	3.30	5.39	119.3	114.6	411	6.0	71.2	758
	September	604	3.30	5.39	119.4	114.9	412	5.8	71.1	763
	October	598	3.20	5.29	119.4	115.6	413	5.6	71.0	767
	November	607	3.35	5.44	119.4	115.8	411	5.4	70.3	768
	December	592	3.35	5.19	120.7	115.3	410	5.4	70.0	768
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.9	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.1	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	70.0	773
	May	616	3.70	5.59	122.9	119.1	409	5.6	69.7	774
	June	604	3.50	5.39	123.8	118.3	407	5.6	69.2	780
	July	604	3.50	5.39			406	5.7	69.0	
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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